

QUITCLAIM DEED

We, John Burt Halsted and Betty Nilsen Halsted, of Sunapee, New Hampshire,

in consideration of Two Hundred Seventy Thousand Dollars (\$270,000.00),

grant to Keith R. Ulrich, 194 Sumner Street, Newton Centre, Massachusetts 02159,

with QUITCLAIM COVENANTS,

Two certain tracts or parcels of land with the buildings thereon, situated on the Westerly side of Lincoln Avenue in Amherst, Massachusetts, bounded and described as follows:

TRACT 1

Beginning at the Southeast corner of said premises on said Lincoln Avenue, it being the Northeast corner of land now or formerly belonging to Thomas McLaughlin;

thence S. 81° 30' W. three hundred ninety-three and one-half (393 1/2) feet more or less to an iron pin at land now or formerly of S.E. Brigham;

thence N. 16° E. one hundred and one-fourth (100 1/4) feet more or less to an iron pin at land now or formerly of "Haleys";

thence N. 81° 30' E. three hundred sixty-three (363) feet more or less to Lincoln Avenue;

thence S. 1° 30' E. ninety-one (91) feet more or less on Lincoln Avenue to the place of beginning;

containing one hundred twenty-four (124) square rods of land more or less.

TRACT 2

Commencing at the Northeasterly corner of said land on said Lincoln Avenue at a stake and stones, and at the southeasterly corner of land formerly owned by Sarah E. Prince on Lincoln Avenue;

thence southerly along the westerly side of said Lincoln Avenue forty (40) feet more or less to a stake and stones;

thence westerly four hundred and seven (407) feet more or less to land now or formerly of Truman Brigham, and to a stake and stones;

thence northerly 16° 15' east forty-two (42) feet more or less to land now or formerly belonging to the "Haley Family" and to a stake and stones;

thence easterly along the land now or formerly of the "Haley Family" three hundred and ninety-four (394) feet more or less to the first mentioned corner, on Lincoln Avenue,

containing fifty-eight and one-fourth (58 1/4) square rods of land more or less.

EXCEPTING that part thereof bounded and described as follows:

Beginning at the southeasterly corner of the tract conveyed, it being the northeasterly corner of land now or formerly of one Thompson;

thence westerly four hundred and seven (407) feet more or less along land now or formerly of said Thompson to a stake and stones;

thence northerly in a line parallel to the west line of said Lincoln Avenue, fifteen (15) feet more or less to a stake;

thence easterly in a line parallel to the first mentioned boundary, four hundred four and eight tenths (404.8) feet more or less to said Lincoln Avenue;

thence southerly along said Lincoln Avenue fifteen (15) feet more or less to the place of beginning.

Also EXCEPTING and RESERVING from the above-described premises those portions of the same conveyed by deed of Frank M. Prince and George H. Prince to Floyd A. Thompson, dated September 6, 1923, recorded with Hampshire County Registry of Deeds in Book 861, Page 153; and conveyed by deed of Edith M. Dickinson to Floyd A. Thompson et ux., dated October 16, 1935, recorded with said registry in Book 915, Page 275, to which records reference is expressly made for more particular description of the same.

BEING THE SAME PREMISES conveyed to John Burt Halsted and Betty Nilsen Halsted, the grantors herein, by Frank E. Hatch and Irene P. Hatch, by deed dated July 26, 1955 and recorded in the Hampshire County Registry of Deeds at Book 1201, Page 217.

Doc: 980010293 OR 04/29/1998 08:34 5357/0269

WITNESS our hands and seals this 17th day of April, 1998.

W E Hart
Witness

John Burt Halsted
John Burt Halsted

W E Hart
Witness

Betty Nilsen Halsted
Betty Nilsen Halsted

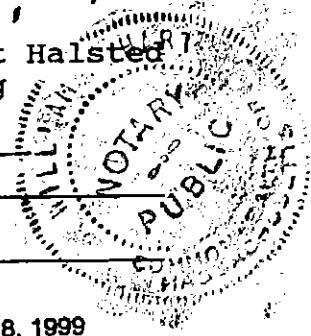
COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

April 17,, 1998

Then personally appeared the above named John Burt Halsted and Betty Nilsen Halsted and acknowledged the foregoing instrument to be their free act and deed, before me.

W E Hart
Notary Public
My comm expires: _____



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WILLIAM E. HART
My Commission Expires July 8, 1999

DEEDS REG 13
HAMPSHIRE
04/29/98
CANCELLED
TAX 1231.20
CHCK 1231.20
5620A306 08:32
EXCISE TAX

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE